

174.0

0006

0023.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

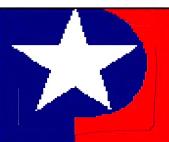
652,100 / 652,100

USE VALUE:

652,100 / 652,100

ASSESSED:

652,100 / 652,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DOWNIE ANDREA J	
Owner 2:	
Owner 3:	

Street 1: 37 SUTHERLAND RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: DOWNIE ANDREA J & RONALD A -	
Owner 2: -	

Street 1: 37 SUTHERLAND RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Item	Code
Description	

Z	R2	TWO FAMIL	100	water	
o				Sewer	
n				Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	
s		Street	
t		Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

101	One Family	6000	Sq. Ft.	Site	0	70.	1.00	6													

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	232,100		420,000	652,100		116500
							GIS Ref
							GIS Ref
							Insp Date
							06/27/18

PREVIOUS ASSESSMENT		Parcel ID		174.0-0006-0023.A		!13572!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	232,100	0	6,000.	420,000	652,100
							Year end
2021	101	FV	224,300	0	6,000.	420,000	644,300
							Year End Roll
2020	101	FV	224,300	0	6,000.	420,000	644,300
							Year End Roll
2019	101	FV	190,800	0	6,000.	414,000	604,800
							Year End Roll
2018	101	FV	190,800	0	6,000.	318,000	508,800
							Year End Roll
2017	101	FV	190,800	0	6,000.	300,000	490,800
							Year End Roll
2016	101	FV	190,800	0	6,000.	276,000	466,800
							Year End
2015	101	FV	179,200	0	6,000.	258,000	437,200
							Year End Roll

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
DOWNIE ANDREA J	16050-509		3/13/1985	Family	10,000
				V Tst Verif	
					Notes

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
11/17/2016	1412	Siding	
11/16/2016	1400	New Wind	
7/18/2007	594	Re-Roof	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION

Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average	OF=BMT SINK.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:	1	Rating: Average	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 3	Baths: 1 HB: 1

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1960
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	31	%

CALC SUMMARY

Basic \$ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	148.485
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336386
Depreciation:	104280
Depreciated Total:	232106

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	148.49
Special Features:	0		Val/Su Net:	103.43
Final Total:	232100		Val/Su SzAd	162.54

MOBILE HOME

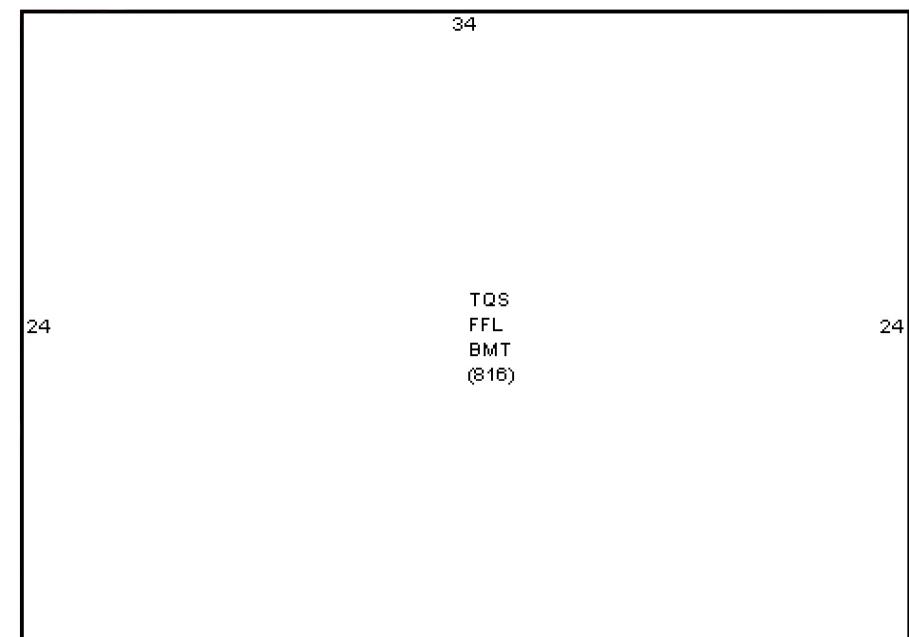
Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

COMMENTS

OF=BMT SINK.

SKETCH

34

TQS
FFL
BMT
(816)

24

34

4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	816	44.550	36,349						
FFL	First Floor	816	148.490	121,164						
TQS	3/4 Story	612	148.490	90,873						
Net Sketched Area:						Total:	248,386			
Size Ad	1428	Gross Area	2448	FinArea	1428					

IMAGE**AssessPro Patriot Properties, Inc**